



August 6, 2018

Town of Superior Board of Trustees  
124 E. Coal Creek Drive  
Superior, CO 80027

**RE: Rock Creek Ranch Filing 12A (Lanterns at Rock Creek)  
2<sup>nd</sup> Town Board hearing**

Mr. Mayor and Board of Trustees:

Thank you for the feedback at our last public hearing on July 23, 2018 for Lanterns Rock Creek, Rock Creek Ranch Filing 12A ("Lanterns"). Boulder Creek Neighborhoods ("BCN") received feedback from the Board in relation to the potential road connections in and around our proposed neighborhood. From that hearing, we were tasked to investigate the various road connections from a traffic, infrastructure cost, and timing standpoint, in conjunction with Town staff.

This memo serves to summarize the alternatives, particularly on the option to have Promenade Drive connect Downtown Superior ("Downtown") to 88<sup>th</sup> Street, and to not have Coal Creek Drive extend to the north and connect Rock Creek Ranch to Downtown.

### **Site Plan**

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Please see **Exhibits A, B, & C** for the revised Site Plans with the Promenade Drive connection from Downtown to 88<sup>th</sup> Street and Coal Creek Drive not extending through our neighborhood. Our team worked with Toll Brothers and Ranch Capital to facilitate the Promenade Drive connection to Downtown (See **Exhibit A**). Their consulting team developed a concept that incorporates the Promenade vehicular and trail connection, conceptually locates the detention pond, and begins to develop an open space concept that can evolve with the development of their neighborhood.

BCN proposes a small park area at the potential terminus of Coal Creek Drive that could serve as a pedestrian connection between Rock Creek Ranch and Downtown. This pedestrian connection will be a multi-use trail and is a link between the bike lanes and the 8' trail along Coal Creek south of Lanterns Lane and the northern property line, to be ultimately extended by others to connect to the existing Town trail in Downtown Superior Tract H.

This concept also includes a small pocket park with a trail, benches and some large boulders that children could climb on, creating an informal play area by children or grandchildren in lieu of a formal playground requested by a few Rock Creek residents. BCN maintains that a formal playground is not a desired amenity in an active adult neighborhood, particularly in close proximity between two homes.

## **Site Generated Traffic Impacts**

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**Scenario 1:** Our current Traffic Study prepared by LSC Consultants contemplates full connectivity between Rock Creek Ranch, Downtown, and 88<sup>th</sup> Street, where Coal Creek connects to Downtown/Promenade Drive, and Promenade connects Downtown and 88<sup>th</sup> Street (See **Exhibit D**). In this scenario, the Lanterns neighborhood would generate 455 Average Daily Trips (ADT), broken down as follows:

- 275 trips on Coal Creek northbound to Promenade/Downtown
- 135 trips on Coal Creek southbound to Rock Creek Parkway
- 45 daily trips on Weldona Way to 88<sup>th</sup> Street (5% increase to existing traffic)

**Scenario 2: Exhibit E** contemplates no vehicular connectivity between Rock Creek Ranch and Downtown, Promenade Drive connecting Downtown to 88<sup>th</sup> Street, and Weldona Way remaining open to 88<sup>th</sup> Street. In this scenario, the Lanterns neighborhood would generate:

- 0 trips on Coal Creek northbound to Promenade/Downtown
- 230 trips on Coal Creek southbound to Rock Creek Parkway or 88<sup>th</sup> Street
- 225 daily trips on Weldona Way to 88<sup>th</sup> Street (19% increase to existing traffic)

**Scenario 3: Exhibit F** contemplates no vehicular connectivity between Rock Creek Ranch and Downtown, Promenade Drive connecting Downtown to 88<sup>th</sup> Street, and Weldona Way closed off to 88<sup>th</sup> Street. In this scenario, the Lanterns neighborhood would result in:

- 0 trips on Coal Creek northbound to Promenade/Downtown (no vehicular connection)
- 455 trips on Coal Creek southbound to Rock Creek Parkway
- 0 daily trips on Weldona Way to 88<sup>th</sup> Street (0% increase to existing traffic)

## **Total Traffic Impacts on Weldona Way (portion connecting to 88<sup>th</sup> Street)**

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*Includes total additional traffic generated from Lanterns, Downtown, other future new developments and background growth generated outside of Rock Creek.*

**Scenario 1:** 250 less daily trips (21% decrease to existing traffic)

**Scenario 2:** 225 more daily trips (19% increase to existing traffic)

**Scenario 3:** 1,200 less daily trips (100% decrease to existing traffic)

## **Total Traffic Impacts on Coal Creek Dr (portion connecting to Rock Creek Pkwy)**

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*Includes total additional traffic generated from Lanterns, Downtown, other future new developments and background growth generated outside of Rock Creek.*

**Scenario 1:** 385 more daily trips on Coal Creek Drive (21% increase to existing traffic)

**Scenario 2:** 345 more daily trips on Coal Creek Drive (19% increase to existing traffic)

**Scenario 3:** 1,850 more daily trips on Coal Creek Drive (96% increase to existing traffic)

*Note: Even in Scenario 3, a traffic signal is not likely going to be warranted at Coal Creek and Rock Creek Parkway due to no direct connection between Rock Creek and Downtown.*

### **Promenade Drive – Costs, Timing, and Participation**

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Town Staff has relayed that the likely timing of Promenade Drive is likely to coincide with the construction of the southern portion of the Downtown. This portion of the site may potentially be developed within an approximate 2-year timeframe. Since BCN will need to utilize the portion of Promenade from 88<sup>th</sup> Street to the end of Lanterns Lane cul-de-sac as an emergency vehicle access, in addition to deeding the land to the Town, BCN proposes to construct a half street from Lanterns Lane to 88<sup>th</sup> Street as participation in the construction of Promenade Drive. See **Exhibit G**, with a summary below:

<b>Total costs</b> (including design & contingency):	\$1,149,974
<b>BCN portion of road</b>	\$ 394,530 (34%)
(half street from Lanterns Lane to 88 <sup>th</sup> St):	

Other cost considerations related to potentially closing off Weldon Way, potential traffic signals, and 88<sup>th</sup> Street improvements will be developed by Town staff as those plans are developed.

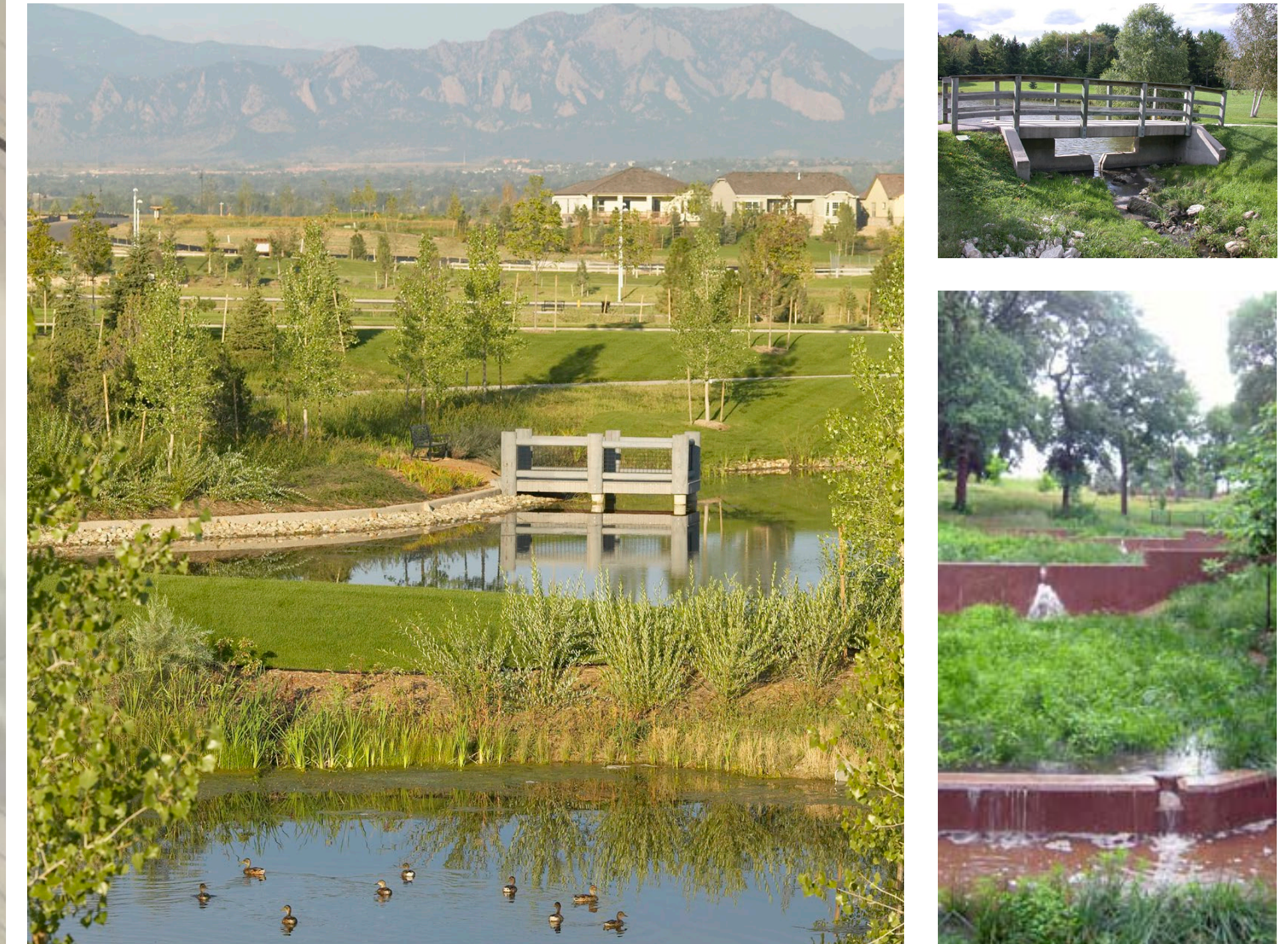
Thank you for your time, attention, and care in thoughtfully considering these important transportation decisions. We look forward to our hearing in August and building this next great neighborhood in Superior.

Sincerely,

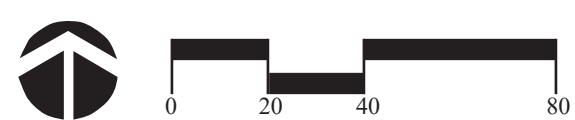


Mike Cooper  
Director of Entitlements  
Boulder Creek Neighborhoods





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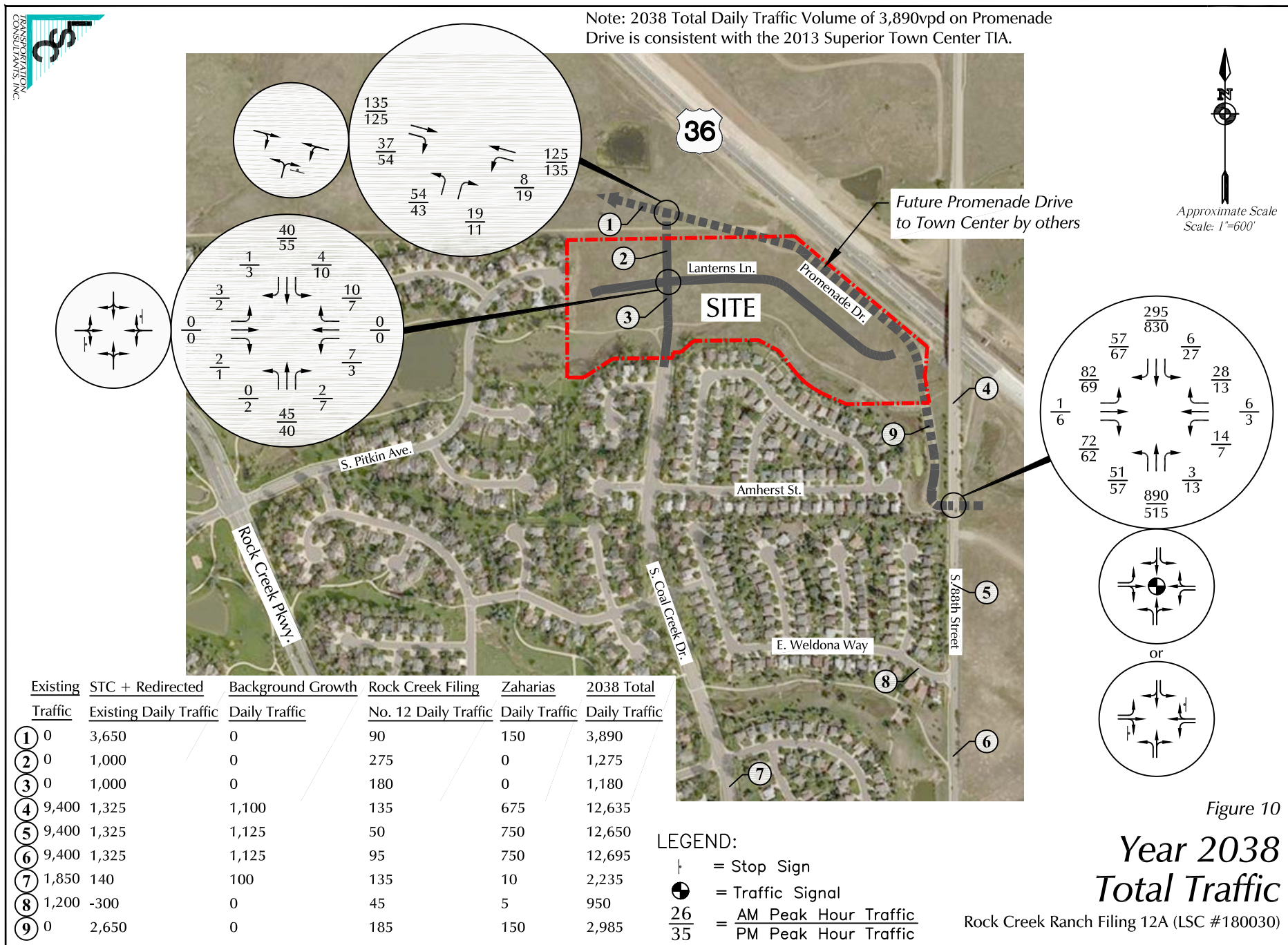


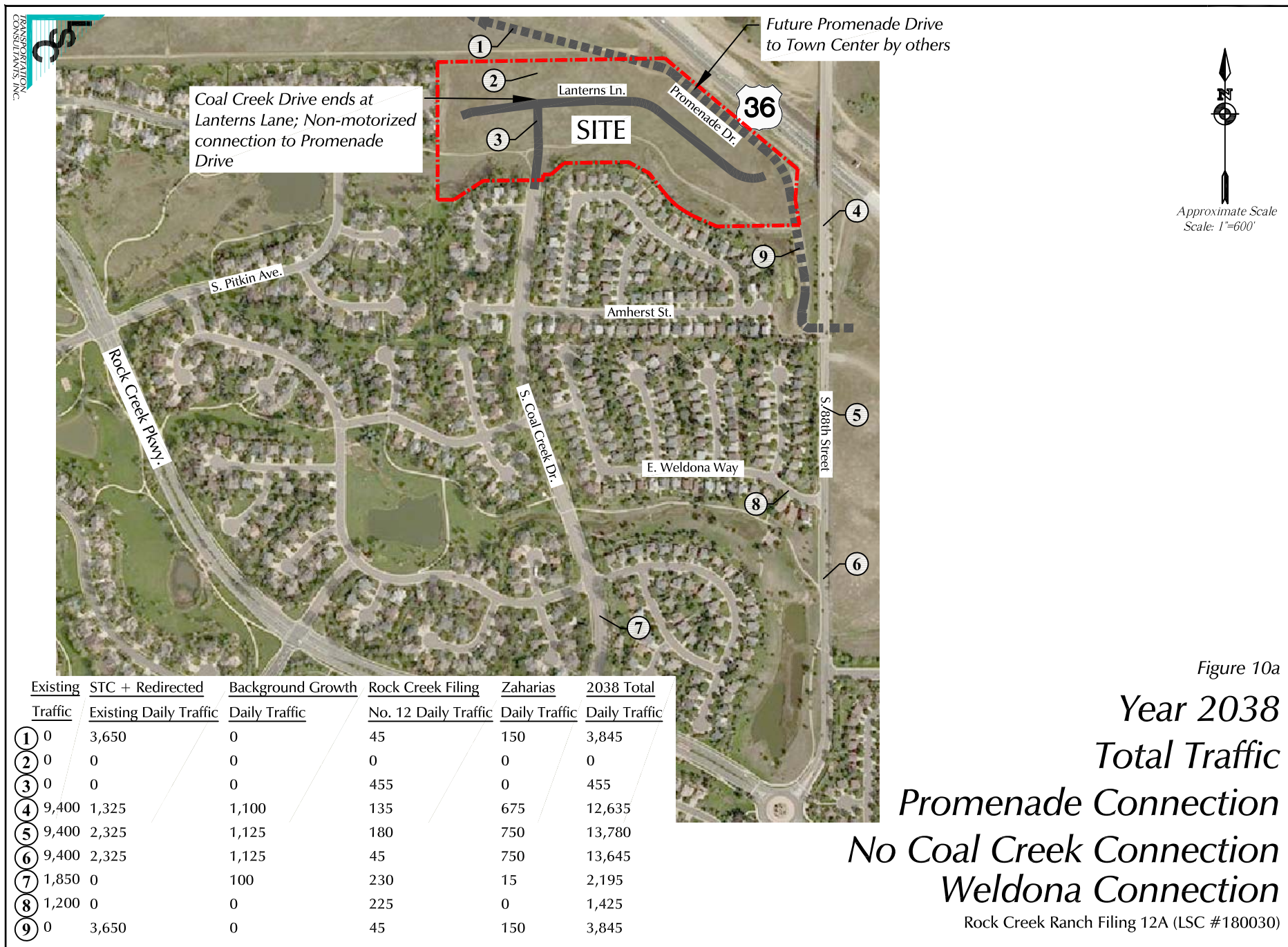




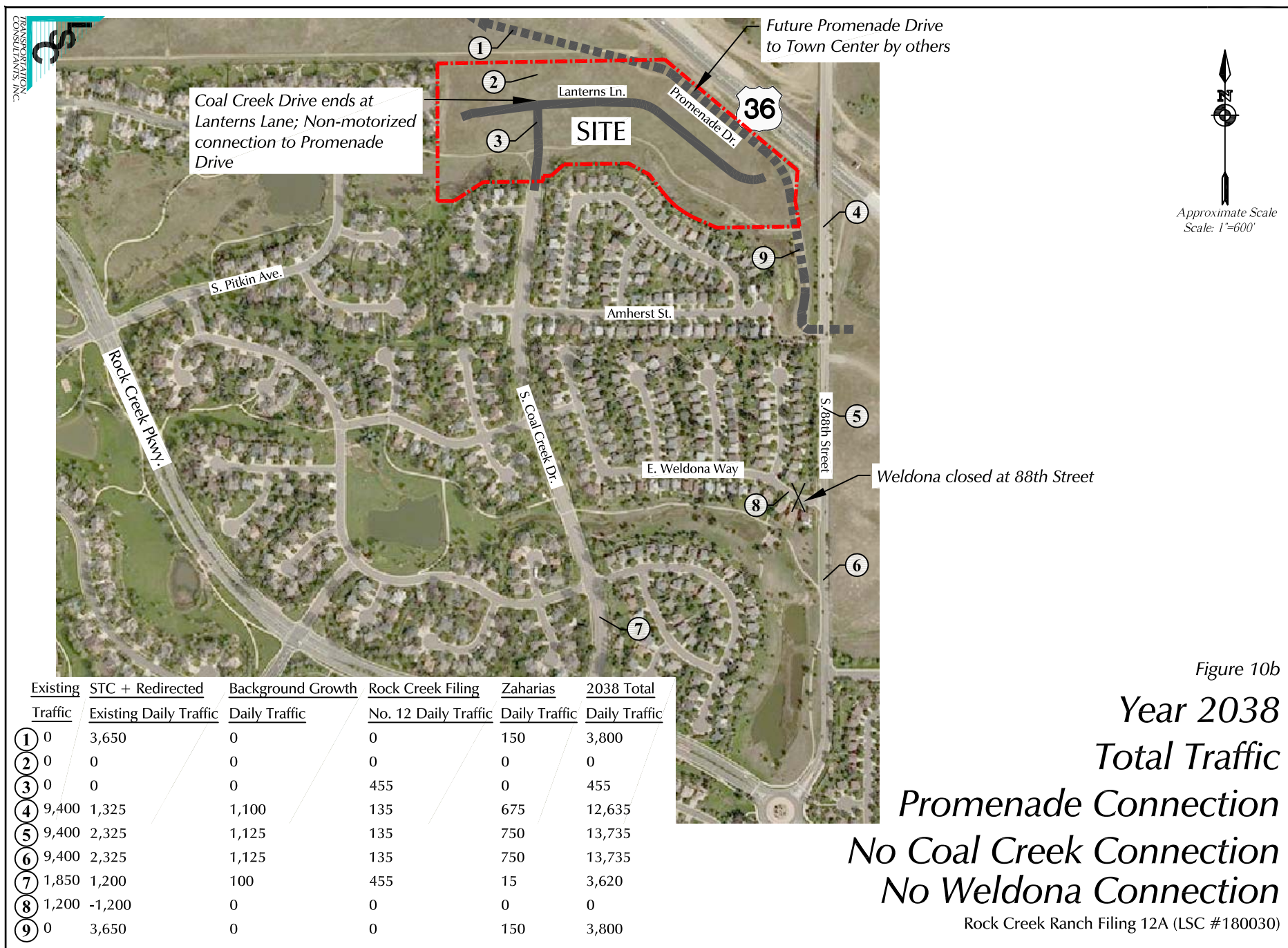














PROMENADE DRIVE FROM 88TH STREET TO NORTH PROPERTY LINE							
Engineer's Opinion of Probable Construction Costs - Public Costs Only							
8/2/2018				Total Cost		BCN Contribution	
Item #		Unit	Unit Cost	Quantity	Total Cost	Quantity	Total Cost
	Mobilization	LS	3%	1	\$28,385.08	1	\$9,738.27
	EARTHWORK (35% TOWN by area)						
	Clear and Grub	AC	\$2,000	2.6	\$5,200	2.1	\$4,200
	Overlot Grading Cut to Fill	CY	\$3.00	4000.0	\$12,000	2200	\$6,600
	Over-Excavation @ 5' below roadway/EVA	CY	\$3.00	11111	\$33,333	2491	\$7,472
			Subtotal Earthwork		\$50,533		\$18,272
	SUBGRADE TREATMENT						
	Fly Ash Treated Subgrade Road/EVA	TON	\$170	435	\$73,895	120	\$20,373
			Subtotal Subgrade		\$73,895		
	CURB DRAINS						
	6" Diameter HDPE Underdrain (Behind Curb)	LF	\$20	3104	\$62,080	650	\$13,000
			Subtotal Curb Drains		\$62,080		
	CONCRETE						
	Curb and 24" Gutter	LF	\$18	3104	\$55,872	650	\$11,700
	Attached walk west side	SY	\$35	916	\$32,064	0	\$0
	Bike Path East Side	SY	\$35	1046	\$36,598	1046	\$36,610
			Subtotal Concrete		\$124,534		\$48,310
	ASPHALT PAVING						
	HMA SX (75) PG-64-22 (0% MAX. RAP) 2.0" Thick	TON	\$84	559	\$46,959	160	\$13,474
	HMA S (75) PG-64-22 (20% MAX. RAP) 2.0" Thick	TON	\$79	559	\$44,164	160	\$12,672
	HMA SG (75) PG-64-22 (20% MAX. RAP) 3.5" Thick	TON	\$74	978	\$72,395	241	\$17,806
			Subtotal Asphalt		\$163,517		\$43,952
	STORM SEWER						
	15" Class III RCP Pipe	LF	\$44	73	\$3,212	73	\$3,212
	18" Class III RCP Pipe	LF	\$48	378	\$18,144	318	\$15,264
	24" Class III RCP Pipe	LF	\$76	289	\$21,964	289	\$21,964
	30" Class III RCP Pipe	LF	\$112	142	\$15,904	142	\$15,904
	36" Class III RCP Pipe	LF	\$161	223	\$35,903	223	\$35,903
	5' Manhole	EA	\$3,170	3	\$9,510	3	\$9,510
	6' Manhole	EA	\$4,263	1	\$4,263	1	\$4,263
	5' Type R Inlet	EA	\$2,186	3	\$6,558	3	\$6,558
	10' Type R Inlet	EA	\$3,935	4	\$15,740	1	\$3,935
	15' Type R Inlet	EA	\$5,900	1	\$5,900	1	\$5,900
			Subtotal Storm		\$137,098		\$122,413
	EROSION CONTROL						
	Rock Construction Entrance	EA	\$1,000	1	\$1,000	1	\$1,000
	Concrete Washout Area	EA	\$500	1	\$500	1	\$500
	Inlet Protection	EA	\$200	8	\$1,600	5	\$1,000
	Silt Fence	LF	\$2	3104	\$6,208	3104	\$6,208
	Other Storm BMP	ALLOW	\$10,000	1	\$10,000	1	\$10,000
			Subtotal Erosion Control		\$19,308		\$18,708
	MISCELLANEOUS						
	Retaining Wall with Fence along Promenade at Ponc	SF	\$100	900	\$90,000		
	Fence On Wall	LF	\$50	180	\$9,000		
	4" PVC Sleeves	LF	\$18	240	\$4,320	100	\$1,800
	Sign Posts	EA	\$137	20	\$2,740	2	\$274
	Traffic Signs	EA	\$137	20	\$2,740	2	\$274
	Street Name Signs	EA	\$110	1	\$110	0	\$0
	Street Lights	EA	\$2,500	12	\$30,000	0	\$0
	Light Controller	EA	\$20,000	1	\$10,000	0	\$0
	Electrical Conduit	LF	\$20	3104	\$62,080	0	\$0
	Street Striping	ALLOW	\$15,000	1	\$15,000	0	\$0
			Subtotal Misc.		\$225,990		\$2,348
	LANDSCAPE						
	Deciduous Trees Along Sound Wall	EA	\$650.00	9	\$5,850	9	\$5,850
	Ornamental Trees Along Sound Wall	EA	\$450.00	18	\$8,100	18	\$8,100
	Evergreen Trees along Sound Wall	EA	\$600.00	5	\$3,000	5	\$3,000
	Deciduous Shrubs along Sound Wall	EA	\$40.00	48	\$1,920	48	\$1,920
	Evergreen Shrubs along Sound Wall	EA	\$45.00	21	\$945	21	\$945
	Ornamental Grasses along Sound Wall	EA	\$14	42	\$588	42	\$588
	Rock Mulch along Sound Wall	SF	\$1.50	6600	\$9,900	6600	\$9,900
	Irrigation System Along Sound Wall	SF	\$1.05	6600	\$6,930	6600	\$6,930
	Irrigation System - (ROW)	SF	\$1.05	12150	\$12,758		\$0
	Native - (ROW)	SF	\$0.25	6885	\$1,721		\$0
	Sod - (ROW)	SF	\$0.95	5265	\$5,002		\$0
	Trees - (ROW)	EA	\$650	50	\$32,500		\$0
			Subtotal Landscape		\$89,214		\$37,233
Total Hard Costs					\$974,555		\$334,347
Design							
Owner/Construction Contingency							
Total Project							
					\$77,964.36		\$26,747.78
					\$97,455		\$33,435
					\$1,149,974		\$394,530